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**LINLEY &
SIMPSON**



ASTORIA COURT, ROUNDHAY ROAD, LEEDS, LS8 4HT

A stunning and extremely spacious two bedroom apartment situated on the second floor of the popular development, Astoria Court. The apartment is located close to the shops and amenities on Oakwood Parade and benefits from great transport links. NO CHAIN.

Asking Price £155,000



www.linleyandsimpson.co.uk

Linley and Simpson are delighted to offer this beautifully decorated two bedroom apartment located in the extremely popular residential area of Oakwood. This bright and spacious apartment has been finished to a high standard and briefly comprises: Communal entrance, private entrance hallway, large open-plan kitchen and living room area, floor to ceiling windows, master bedroom with en-suite shower room, second double bedroom and a fully tiled main bathroom with a white suite.

The property also benefits from gas central heating, double glazing, a secure underground parking space and intercom entry system. This property must be viewed to fully appreciate the high standard of accommodation on offer. An early viewing is advised.

ENTRANCE HALL

Entrance door and built in cupboard.

LOUNGE/DINING KITCHEN 13'9" x 24'7" (4.18 x 7.50)

LOUNGE AREA

Double glazed floor to ceiling windows to front and side, television point, recessed lighting, coving to ceiling and radiator.

KITCHEN AREA

Fitted wall and base units with work surfaces over, single drainer sink unit, built in electric oven electric cooker point, space for washing machine, tiled walls, radiator and hexagon shaped dining area.

BEDROOM ONE 10'8" x 10'8" (3.26 x 3.24)

Double glazed window to side, television point and radiator.

ENSUITE SHOWER ROOM

White three piece suite comprising step in shower cubicle, low level WC and vanity unit with hand wash basin.

BEDROOM TWO 6'8" x 13'5" (2.04 x 4.10)

Double glazed window to side and radiator.

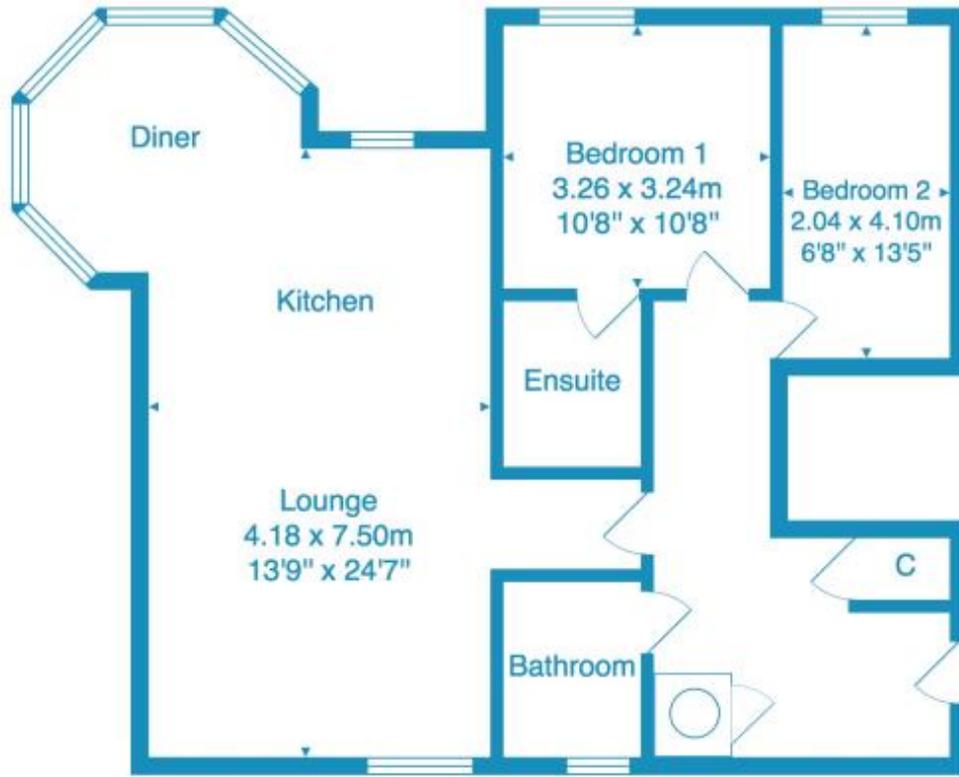
BATHROOM

White three piece suite comprising panelled bath, pedestal hand wash basin, low level WC, tiled walls and double glazed window to side.

OUTSIDE

Secure underground parking space and intercom entry system.





All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

We are advised that the property is leasehold with a 999 year lease and we await confirmation of how many years remain. There is a monthly service charge of £90 and no ground rent charge. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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